

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Waiver of Design Standards #02011

DATE: July 10,2002

PROPOSAL: Waive paving of parking lot and driveway.

CONCLUSION: This site is served by rural gravel roads. Surrounding land use is mainly agriculture with four single family homes. The Lincoln-Lancaster County Health Department and Public Works Department do not object to the waiver.

RECOMMENDATION:	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 19 Irregular Tract, located in the SW1/4, of Section 27, Township 9, Range 6 East, Lancaster County, Nebraska

LOCATION: Rokeby Road and SW. 12th Street

APPLICANT: Dan Kubr
RT. 1, Box 138
Roca, NE 68430
(402) 423-3045

OWNER: Vantage Pointe Homes, Inc.
1000 West Rokeby Rd.
Lincoln, NE 68523
(402) 423-8821

CONTACT: same as applicant

EXISTING ZONING: I-1 Industrial

EXISTING LAND USE: Industrial

SURROUNDING LAND USE AND ZONING:

North:	AG	Agriculture
South:	AG	Agriculture
East:	R-1 & AG	Residential Single family homes and agriculture.
West:	AG	Agriculture

HISTORY:

October 2, 1995 City Council approved Change of Zone 2933 from AG Agriculture to I-1 Industrial on the west side of Lot 19 IT.

Changed from AA Rural and Public Use to AG Agricultural with the adoption of the 1979 Zoning Update.

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan specifies this area as Industrial

TRAFFIC ANALYSIS: Rokeby Road is a Rural Minor Collector.
SW. 12th Street is Rural Major Collector.

ANALYSIS:

1. This request is to waive the surfacing requirement for parking lots in accordance with Section 27.67.100.
2. Section 27.67.100 authorizes the City Council to grant a waiver to surfacing requirement if the following apply:

(c) Waiver of surfacing requirement: Upon application to the City Council, the owner of a parking lot may be relieved of the surfacing requirement of this section if the council finds that:

(1) The parking lot is (i) to be used in conjunction with a nonprofit, religious, educational, or philanthropic institution; (ii) in excess of the parking required by the provisions of this title and not pay parking; or (iii) used for employee parking and located wholly within an industrial district; and ***This site is used for employee parking and is located wholly within an industrial district.***

(2) Alternate materials or techniques shall be utilized which provide reasonable control of dust, runoffs, and safe circulation; and

The site plan identifies that the drives and parking area will be gravel.

(3) (i) The location of the parking lot is a sufficient distance from surrounding uses that it will not adversely affect the surrounding uses; or

Surrounding land use is mainly agriculture. There are four single-family houses in the area, with the nearest house located approximately 250 feet away.

(ii) The frequency of use of the parking lot is so low that compliance with the surfacing requirement of this section would cause undue economic hardship upon the owner as compared with minimal impact upon surrounding land uses.

The applicant's letter states that due to the amount of paving required, the cost would put them at a disadvantage for this type of business.

Notwithstanding that a waiver is granted, if it is later found that dust or noise, created by the use of a parking lot exceeds the maximum levels set forth in Title 8 of the Lincoln Municipal Code, then such waiver may, after notice and hearing by the City Council, be revoked. Thereafter, the use of such parking lot shall cease unless surfaced in accordance with the adopted design standards.

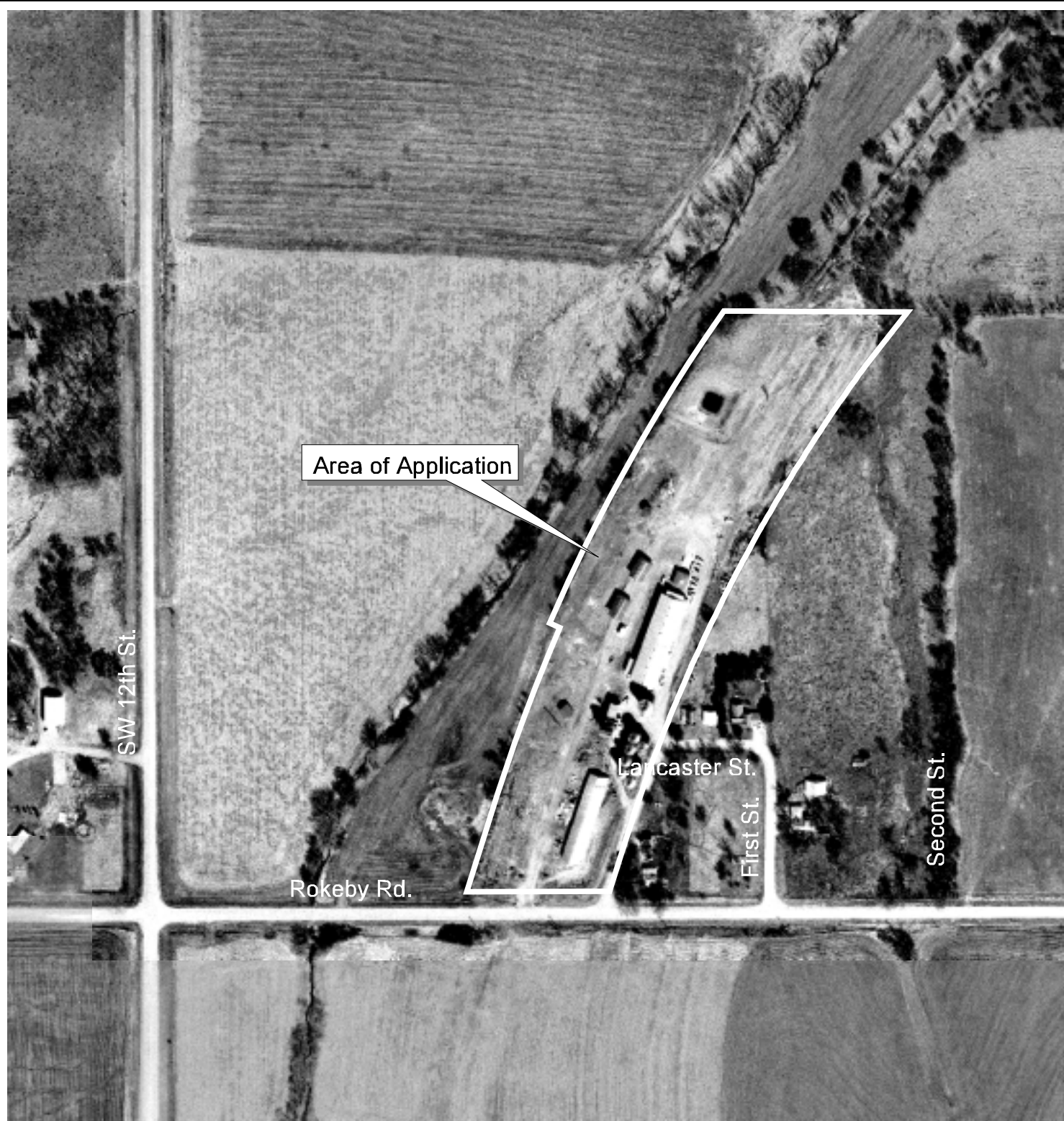
3. The site plan identifies gravel for the parking area and drives. This site is served by gravel roads. W. Rokeby Rd. is asphalt at this location.
4. This site is mainly surrounded by agriculture. There are four single family homes to the east of this site.
5. The Lincoln-Lancaster County Health Department does not object to the approval of this waiver.
6. Public Works Department does not object to the approval of this waiver.

CONDITIONS OF APPROVAL:

1. At such time as the streets within the unincorporated village of Rokeby are paved the drives, driving aisles and parking stalls shall be paved.

Prepared By:

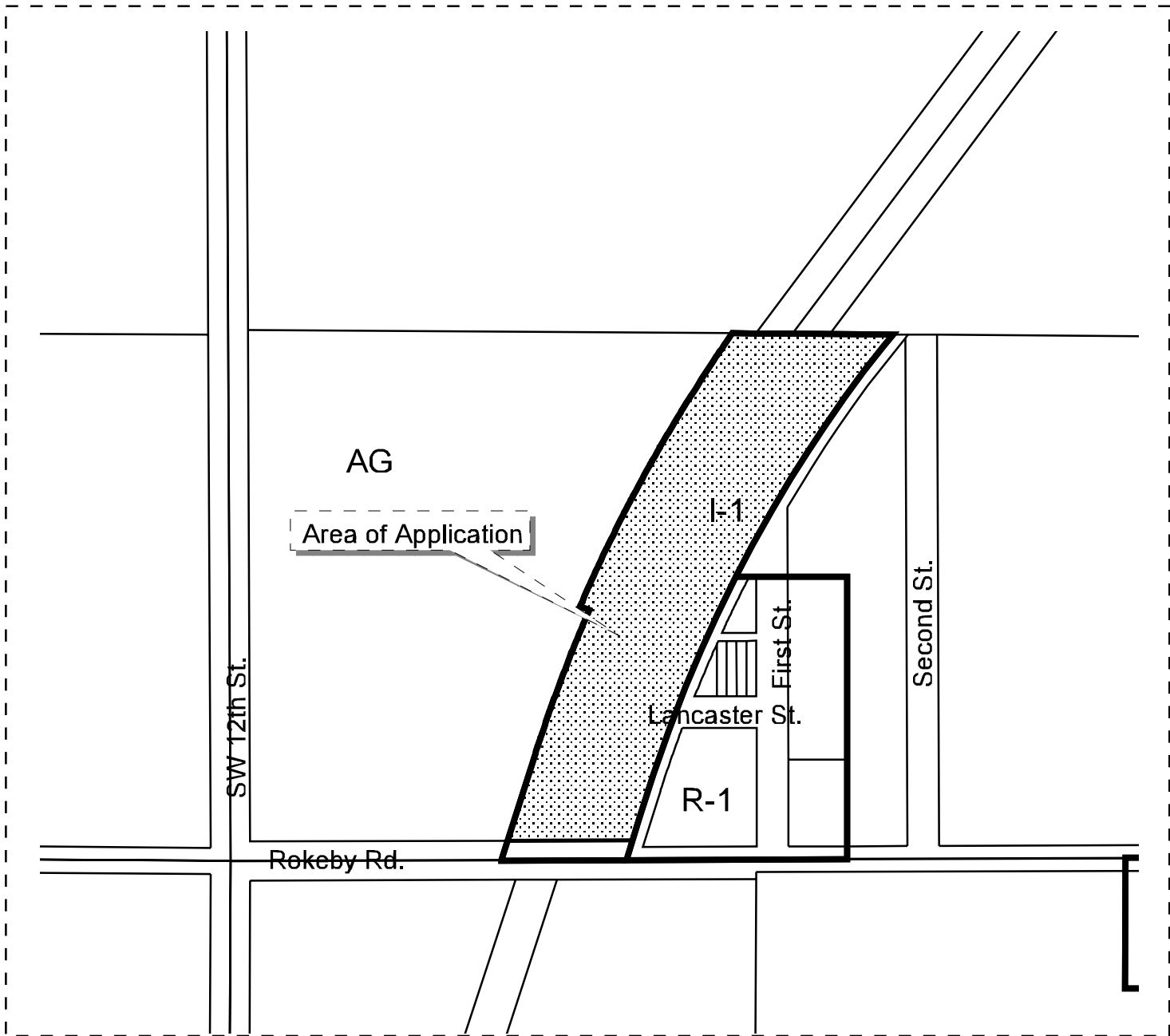
Tom Cajka
Planner



Waiver of Design Standards #02011
W. Rokeby Rd & SW 12th St.
Vantage Pointe - Paving



Photograph Date: 1997

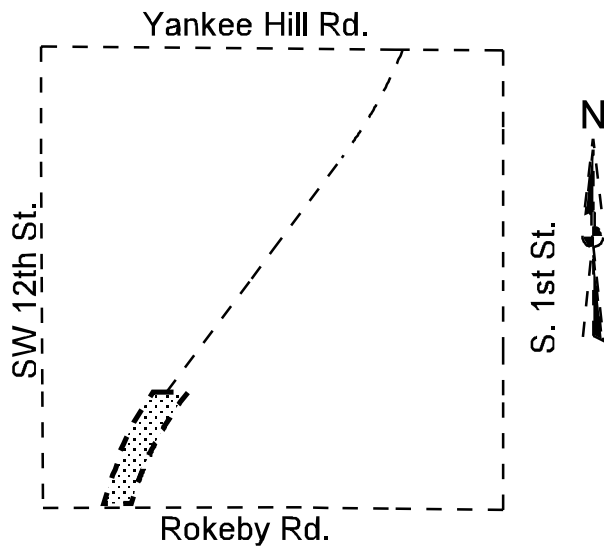
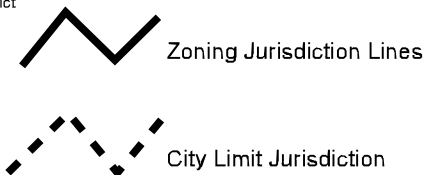


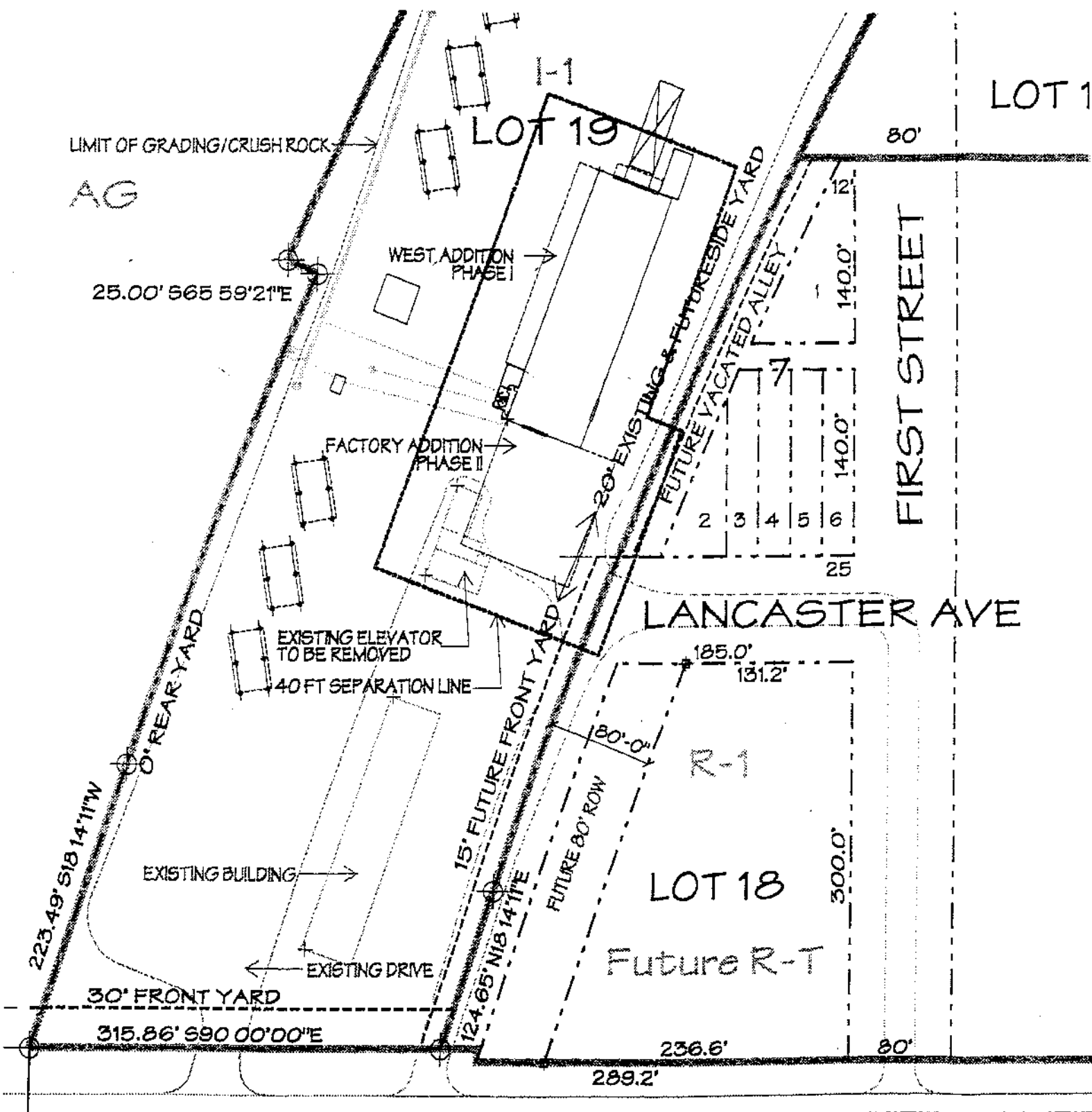
Waiver of Design Standards #02011 **W. Rokeby Rd & SW 12th St.** **Vantage Pointe - Paving**

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 27 T9N R6E





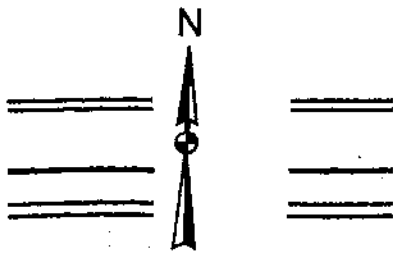
VINICITY PLAN

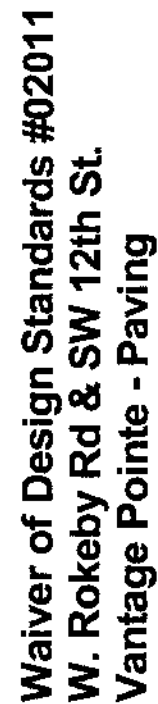
SCALE: 1" = 100'-0"

Waiver of Design Standards #02011

W. Rokeby Rd & SW 12th St.

Vantage Pointe - Paving







Lancaster

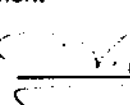
County

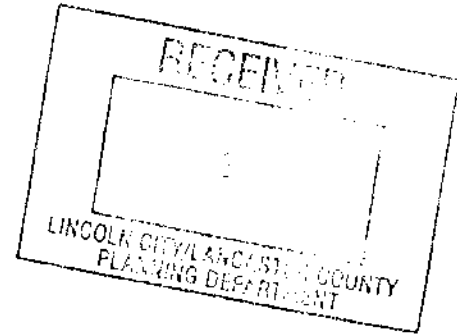
Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY - LARRY V. WORRELL
COUNTY SURVEYOR

DATE: July 2, 2002
TO: Tom Cajka
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: WDS 0211, Change of Zone
Vantage Pointe Homes, Inc.



Upon review, this office has no direct objections to this submittal.

LVW/bml

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Tom Cajka

DATE: July 8, 2002

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

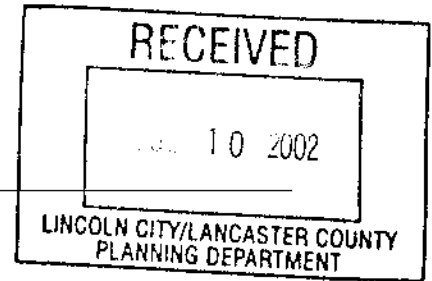
DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: WDS 02011

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the request for waiving driveway and parking lot paving on the Vantage Pointe Homes industrial site. At this time, the LLCHD does not object to the approval of this waiver. However, the applicant must still comply with the Article 2, Section 32, Part B, of the Lincoln-Lancaster County Air Pollution Control Program Regulations and Standards which prohibits off-site dust emissions from unpaved surfaces.

M e m o r a n d u m



To: Tom Cajka, Planning Department

From: Charles W. Baker, Public Works and Utilities *BW*

Subject: Waiver of Design Standards #02011

Date: July 9, 2002

cc: Roger Figard
Randy Hoskins
Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the site plan for the Vantage Pointe Homes site located at 1000 West Rokeby Road. Public Works will support the requested waiver of parking lot paving due to the fact that this site is served by rural gravel roads at this time. Public Works recommends that at the time this area is served by hard surface roadways, that a Master Plan be approved showing the hard surfaced parking areas and drive access serving this property. This area is not identified in the current C.I.P. for improvements.

June 27, 2002

Interim Planning Director
Mike DeKalb
City of Lincoln
Lincoln, NE

RE. Vantage Pointe Homes Plant Expansion

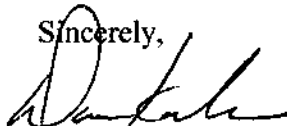
Dear Mike,

With this letter I am submitting an application for a waiver of design standards for the driveway and parking lot paving on the Vantage Pointe Homes industrial site located at 1000 West Rokeby Road. We request this waiver due to the nature of the product we are producing at this site and the current surroundings associated with the site. We are producing full size homes and shipping them out to sites around eastern Nebraska. As our business continues to evolve, we make changes to the site to reflect procedures and efficiencies.

Due to the large area required for the maneuvering of the homes, we are afraid a large amount of paving will put us at a disadvantage for this business. We currently are not served by a storm sewer system, have a gravel county road serving part of our site, and are surrounded on all sides by farmland that creates dust.

The site plans included with this request are from the plans we have submitted to Building and Safety for an expansion. If you have any questions, you can contact me at 560-2124.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Kühr", written over the word "Sincerely,".

Dan Kühr
Vantage Pointe Homes